



City of Pensacola

Community Redevelopment Agency

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

February 10, 2025, 3:30 PM

Hagler-Mason Conference Room, 2nd Floor

The City of Pensacola Community Redevelopment Agency was created by the City Council and is a dependent special district in accordance with the Florida State Statutes Chapter 189 (Resolution No. 55-80 adopted on September 25, 1980; and amended Resolution No. 22-10 adopted on August 19, 2010.)

Immediately following the City Council Agenda Conference starting at 3:30 P.M.

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL MEETING TO ORDER

BOARD MEMBER DISCLOSURE

CHAIRPERSON'S REPORT

ADMINISTRATOR'S COMMUNICATIONS

APPROVAL OF MINUTES

1. 25-150 CRA MEETING MINUTES - 01/13/2025

Attachments: CRA Meeting Minutes - 01/13/2025

DISCUSSION ITEMS

ACTION ITEMS

2. 25-82 PALAFOX PIER FOUNTAIN REPAIR

Recommendation: That the Community Redevelopment Agency (CRA) authorize the issuance of an Invitation to Bid (ITB) for repair of the Palafox Pier Fountain with an allocated budget of \$100,000 plus a 20% contingency in the amount of \$20,000 for a total of \$120,000.

Sponsors: Allison Patton

Attachments: None

3. 25-60 SUPPLEMENTAL BUDGET RESOLUTION NO. 2025-9CRA NON-

ENCUMBERED CARRYOVER

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2025-9CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Teniadé Broughton - Chairperson

Attachments: *Supplemental Budget Resolution No. 2025-9 CRA*
Supplemental Budget Explanation No. 2025-9 CRA

PRESENTATIONS

BOARD MEMEBERS COMMENTS

OPEN FORUM

ADJOURNMENT

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-436-5640 for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-150

Community Redevelopment Agency

2/10/2025

ACTION ITEM

SUBJECT:

CRA MEETING MINUTES - 01/13/2025

SUMMARY:

ATTACHMENTS:

1. CRA Meeting Minutes - 01/13/2025



City of Pensacola

Community Redevelopment Agency

Meeting Minutes

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

January 13, 2025, 3:30 PM

Hagler-Mason Conference Room, 2nd Floor

The City of Pensacola Community Redevelopment Agency was created by the City Council and is a dependent special district in accordance with the Florida State Statutes Chapter 189 (Resolution No. 55-80 adopted on September 25, 1980; and amended Resolution No. 22-10 adopted on August 19, 2010.)

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CALL MEETING TO ORDER

The Community Redevelopment Agency (CRA) Board Meeting was called to order by Chairperson Broughton at 4:01 P.M.

Members Present: Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins

Members Absent: None

BOARD MEMBER DISCLOSURE

CRA Board members Jones, Patton, and Wiggins disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

CHAIRPERSON'S REPORT

None.

APPROVAL OF MINUTES

1. 25-3 CRA MEETING MINUTES - 12/09/2024

Recommendation:

A motion to approve was made by Board Member Bare and seconded by Board Member Patton.

The motion passed by the following vote:

Yes: 7 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins

No: 0 None

ADMINISTRATOR'S COMMUNICATIONS

Economic Development Director Erica Grancagnolo, provided a communication report on the progress of the Economic Development Department. She gave a brief overview of staffing positions, the small-scale affordable rental program, and the redevelopment plan updates. Victoria D'Angelo, CRA Division Manager, also spoke to the item, and staff answered questions accordingly.

DISCUSSION ITEMS

2. 24-1279 DISCUSSION OF EASTSIDE, WESTSIDE AND URBAN CORE REDEVELOPMENT BOARDS

Recommendation: That the Community Redevelopment Agency (CRA) discuss the continuation of and protocol for the Eastside, Westside and Urban Core Redevelopment Boards.

Board Member Brahier introduced the item and gave a brief overview. CRA Division Manager Victoria D'Angelo spoke to the item as well. Staff responded accordingly to questions.

ACTION ITEMS

None.

PRESENTATIONS

None.

BOARD MEMEBERS COMMENTS

Board Member Wiggins thanked CRA staff for opening up the Westside CRA's Residential Property Improvement Program.

OPEN FORUM

None.

ADJOURNMENT

04:53 PM

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Memorandum

File #: 25-82

Community Redevelopment Agency

2/10/2025

ACTION ITEM**SPONSOR:** Allison Patton**SUBJECT:**

PALAFOX PIER FOUNTAIN REPAIR

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) authorize the issuance of an Invitation to Bid (ITB) for repair of the Palafox Pier Fountain with an allocated budget of \$100,000 plus a 20% contingency in the amount of \$20,000 for a total of \$120,000.

SUMMARY:

The South Palafox Redevelopment Project became a part of the CRA Redevelopment Plan when it was amended and readopted in 1984 through Resolution 15-84. The CRA has been maintaining the promenade, including the fountain, due to its tie to implementing the plan. Per the South Palafox Commercial Lease Agreement, dated November 30, 1998, for the Palafox Pier Project, the City of Pensacola, as the Lessor agreed to erect a fountain along with other public improvements as part of the Final Site and Development Plan. On January 20, 2000, the City Council approved the Second Amendment to the South Palafox Commercial Lease Agreement which provided that the City assumed the responsibility for [maintenance of] all improvements constructed by the City.

Over the years of the fountain's operation, it has faced numerous maintenance issues due to the existing pumps and electrical connections being located below ground. Due to the location of the mechanical vault below ground, the mechanical components are continually subjected to flooding resulting in ongoing need for repairs and pump replacement.

Based on existing conditions, an assessment was completed which recommended the pumps, solenoids, and sand filter be relocated above ground to slab. Approval is requested to issue an Invitation to Bid (ITB) for repair of the fountain. If approved, the project would be placed out to bid and the bid brought back to CRA for award.

PRIOR ACTION:

January 20, 2000 - City Council approved the Second Amendment to the South Palafox Commercial Lease Agreement for Palafox Pier assigning the responsibility [of maintenance] to the City for all improvements constructed by the City.

FUNDING:

Budget:	<u>\$120,000</u>	CRA Property Management & Maintenance
	\$120,000	TOTAL
Actual:	\$100,000	
	<u>\$20,000</u>	20% contingency
	\$120,000	TOTAL

FINANCIAL IMPACT:

Funding will be available for construction with the approval of the FY2025 unencumbered carryover budget.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

STAFF CONTACT:

Tim Kinsella, City Administrator
Erica Grancagnolo, Economic Development Director
Amy Lovoy, Finance Director
Victoria D'Angelo, CRA Division Manager
Hilary Halford, CRA Division Assistant Manager
Russell Sweatt, Facilities and Fleet Management Director

ATTACHMENTS:

None

PRESENTATION: No

Memorandum

File #: 25-60

Community Redevelopment Agency

2/10/2025

RESOLUTION**SPONSOR:** Teniadé Broughton - Chairperson**SUBJECT:**SUPPLEMENTAL BUDGET RESOLUTION NO. 2025-9CRA NON-ENCUMBERED
CARRYOVER**RECOMMENDATION:**

That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2025-9CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY:

There are three Tax Increment Financing (TIF) Districts contained within the City of Pensacola's Fiscal Year 2025 Annual Budget; the Urban Core TIF, the Eastside TIF, and the Westside TIF. The Community Redevelopment Agency (CRA) is responsible for using the Tax Increment Financing (TIF) funds to promote growth, redevelopment, and subsequent property value increases in the Redevelopment Area. TIF funds can only be used to undertake planning and construction of improvements and/or specific projects within the Redevelopment Area or neighborhood included within the respective plans. In order to be compliant with Florida Statutes, the CRA is required to approve all budget resolutions involving any TIF District. The unexpended appropriations are carried forward to the new fiscal year so these items can be purchased.

The CRA adopted Supplemental Budget Resolution No. 2024-1038CRA at the November 12, 2024, meeting, which carried forward encumbered purchase order balances. Historically, the Encumbrance Carryover Budget Resolutions have been net of contracts payable, representing work completed on outstanding purchase orders by September 30th expensed back to the prior fiscal year. Encumbrance carried forward to the new fiscal year is typically reduced by the amount expensed to contracts payable in the previous fiscal year. The full amount of encumbered purchase order balances was carried forward in Supplemental Budget Resolution No. 2024-1038CRA.

Balances remaining for the Community Redevelopment Agency Fund, the Eastside TIF Fund, the Westside TIF Fund, the CRA Series 2017 Capital Projects Fund, and the CRA Series 2019

Capital Projects Fund are being carried forward.

PRIOR ACTION:

August 5, 2024 - The Community Redevelopment Agency approved Fiscal Year 2025 Budget on Budget Resolution No. 2024-56CRA.

November 12, 2024 - The Community Redevelopment Agency approved the Supplemental Budget Resolution No. 2024-1038CRA - FY 2025 Encumbrance Carryover Resolution.

December 9, 2024 - The Community Redevelopment Agency approved the Supplemental Budget Resolution No. 2024-94CRA - Contract Payable Carryover Resolution.

FUNDING:

N/A

FINANCIAL IMPACT:

Adoption of the supplemental budget resolution maintains compliance as required by Florida Statutes pertaining to tax increment financing districts.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Tim Kinsella, City Administrator
Erica Grancagnolo, Economic Development Director
Amy Lovoy, Finance Director
Victoria D'Angelo, CRA Division Manager
Hilary Halford, CRA Division Assistant Manager

ATTACHMENTS:

1. Supplemental Budget Resolution No. 2025-9 CRA
2. Supplemental Budget Explanation No. 2025-9 CRA

PRESENTATION: No

CRA RESOLUTION NO: 2025-9 CRA

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GOVERNING BOARD OF THE COMMUNITY REDEVELOPMENT REDEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1. The following appropriations from funds on hand in the fund accounts stated below, not heretofore appropriated, and transfer from funds on hand in the various accounts and funds stated below, heretofore appropriated, be, and the same are hereby made, directed and approved to-wit:

A. COMMUNITY REDEVELOPMENT AGENCY FUND

Fund Balance		9,052,681
As Reads:	Operating Expenses	3,778,500
Amended		
To Read:	Operating Expenses	7,744,364
As Reads:	Capital Outlay	1,173,200
Amended		
To Read:	Capital Outlay	5,039,163
As Reads:	Grants & Aids	4,898,900
Amended		
To Read:	Grants & Aids	6,119,754

B. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND

Fund Balance		705,597
As Reads:	Operating Expenses	175,276
Amended		
To Read:	Operating Expenses	479,722
As Reads:	Capital Outlay	3,353
Amended		
To Read:	Capital Outlay	20,353
As Reads:	Grants & Aids	250,000
Amended		
To Read:	Grants & Aids	634,151

C. WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND

	Fund Balance	2,426,544
As Reads: Amended To Read:	Operating Expenses	957,517
As Reads: Amended To Read:	Operating Expenses	2,339,026
As Reads: Amended To Read:	Grants & Aids	1,025,900
As Reads: Amended To Read:	Grants & Aids	2,070,935

D. CRA SERIES 2017 CAPITAL PROJECTS FUND

	Fund Balance	3,918,033
To: As Reads: Amended To Read:	Operating Expenses	1,346,135
To: As Reads: Amended To Read:	Capital Outlay	241,556
To: As Reads: Amended To Read:	Capital Outlay	2,813,454

E. CRA SERIES 2019 CAPITAL PROJECTS FUND

	Fund Balance	4,468,585
As Reads: Amended To Read:	Capital Outlay	62,667
As Reads: Amended To Read:	Capital Outlay	4,531,252

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall become effective immediately upon adoption.

Adopted: _____

Approved: _____
Chairperson, CRA

Attest:

City Clerk

**THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
FEBRUARY 2025 - NON-ENCUMBERED CARRYOVER RESOLUTION NO.2025-9 CRA**

FUND	AMOUNT	DESCRIPTION
A. COMMUNITY REDEVELOPMENT AGENCY FUND		
Estimated Revenues		
Fund Balance	<u>9,052,681</u>	Increase appropriated fund balance
Appropriations		
Operating Expenses	1,550,564	Increase appropriation for Operating Expenses - FY 2024 Carryover - ES TIF- Complete Streets
Operating Expenses	2,441,449	Increase appropriation for Operating Expenses - FY 2024 Carryover - ES TIF- Acquisition & Redevelopment
Operating Expenses	11,000	Increase appropriation for Operating Expenses - FY 2024 Carryover - ES TIF- Hollice Park
Operating Expenses	222,700	Increase appropriation for Operating Expenses - FY 2024 Carryover - ES TIF- Professional
Operating Expenses	300,000	Increase appropriation for Operating Expenses - FY 2024 Carryover - Parks & Open Spaces- VMP Center
Operating Expenses	105,000	Increase appropriation for Operating Expenses - FY 2024 Carryover -Administration
Operating Expenses	69,000	Increase appropriation for Operating Expenses - FY 2024 Carryover -Administration
Operating Expenses	120,000	Increase appropriation for Operating Expenses - FY 2024 Carryover - Fountain Repairs & Maintenance
Operating Expenses	286,400	Increase appropriation for Operating Expenses - FY 2024 Carryover - Blue Wahoos
Capital Outlay	20,814	Increase Appropriation for Capital Outlay - FY 2024 Carryover -Belmont Devillers Pavers
Capital Outlay	803,600	Increase Appropriation for Capital Outlay - FY 2024 Carryover -Garden Streetlight Replacement
Capital Outlay	898,000	Increase Appropriation for Capital Outlay - FY 2024 Carryover -Spring Streetscape MRA Incentive
Capital Outlay	39,100	Increase Appropriation for Capital Outlay - FY 2024 Carryover -Bruce Beach Phase II Construction
Capital Outlay	64,200	Increase Appropriation for Capital Outlay - FY 2024 Carryover -Bruce Beach Phase II Engineering
Capital Outlay	100,000	Increase Appropriation for Capital Outlay - FY 2024 Carryover -Complete Streets -South Palafox
Capital Outlay	800,000	Increase Appropriation for Capital Outlay - FY 2024 Carryover - Portland Loos
Grants & Aids	553,300	Increase Appropriation for Grants & Aids - FY 2024 Carryover - RPIP program
Grants & Aids	455,054	Increase Appropriation for Grants & Aids - FY 2024 Carryover - CPIP Program
Grants & Aids	212,500	Increase Appropriation for Grants & Aids - FY 2024 Carryover - Resiliency
Total Appropriations	<u><u>9,052,681</u></u>	

**THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
FEBRUARY 2025 - NON-ENCUMBERED CARRYOVER RESOLUTION NO.2025-9 CRA**

FUND	AMOUNT	DESCRIPTION
B. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND		
Fund Balance	<u>705,597</u>	Increase appropriated fund balance
Appropriations		
Operating Expenses	213,300	Increase appropriation for Operating Expenses - FY 2024 Carryover - ES TIF- Acquisition & Redevelopment
Operating Expenses	11,000	Increase appropriation for Operating Expenses - FY 2024 Carryover - ES TIF- Hollice Williams Park
Operating Expenses	72,646	Increase appropriation for Operating Expenses - FY 2024 Carryover -Administration
Operating Expenses	7,500	Increase appropriation for Operating Expenses - FY 2024 Carryover -Administration
Capital Outlay	17,000	Increase Appropriation for Capital Outlay - FY 2024 Carryover -Chappie James
Grants and Aids	239,241	Increase Appropriation for Grants & Aids - FY 2024 Carryover - Affordable Housing (Prop Improv Pgm)
Grants and Aids	104,910	Increase Appropriation for Grants & Aids - FY 2024 Carryover - RPIP- 520 E LEONARD ST (JACKSON)
Grants and Aids	<u>40,000</u>	Increase Appropriation for Grants & Aids - FY 2023 Carryover - Eastside TIF - Resiliency
Total Appropriations	<u>705,597</u>	
C. WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND		
Fund Balance	<u>2,426,544</u>	Increase appropriated fund balance
Appropriations		
Operating Expenses	102,515	Increase appropriation for Operating Expenses - FY 2024 Carryforward - Westside TIF Administration
Operating Expenses	37,500	Increase appropriation for Operating Expenses - FY 2024 Carryforward - Westside TIF Administration
Operating Expenses	50,000	Increase appropriation for Operating Expenses - FY 2024 Carryforward - Westside - Complete Streets
Operating Expenses	956,494	Increase appropriation for Operating Expenses - FY 2024 Carryforward - WS - Acquisition & Redevelopment
Operating Expenses	185,000	Increase appropriation for Operating Expenses - FY 2024 Carryforward - WS - Gibson Head start
Operating Expenses	50,000	Increase appropriation for Operating Expenses - FY 2024 Carryforward - WS - Repair & Maintenance
Grants and Aids	500,800	Increase Appropriation for Grants & Aids - FY 2024 Carryforward - RPIP program
Grants and Aids	253,735	Increase Appropriation for Grants & Aids - FY 2024 Carryforward - WS TIF Commercial Façade Program
Grants and Aids	3,200	Increase Appropriation for Grants & Aids - FY 2024 Carryforward - WS TIF Commercial Façade Program- Historic Magnolia Cemetery
Grants and Aids	150,000	Appropriate funding for Grants & Aids - FY 2024 Carryforward - Affordable Housing Gap Financing Policy - Small Rental Program
Grants and Aids	<u>137,300</u>	Increase Appropriation for Grants & Aids - FY 2024 Carryforward - Resiliency
Total Appropriations	<u>2,426,544</u>	

**THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
FEBRUARY 2025 - NON-ENCUMBERED CARRYOVER RESOLUTION NO.2025-9 CRA**

FUND	AMOUNT	DESCRIPTION
D. CRA SERIES 2017 CAPITAL PROJECTS FUND		
Fund Balance	<u>3,918,033</u>	Increase appropriated fund balance
Appropriations		
Urban Core		
Skate Park Loo	66,106	Increase Appropriation for Capital Outlay FY 2024 Carryforward
N Palafox Loo	66,106	Increase Appropriation for Capital Outlay FY 2024 Carryforward
Eastside TIF		
Chappie James Site & Streetscape	19,816	Increase Appropriation for Capital Outlay FY 2024 Carryforward
Westside TIF		
Baptisit Redevelopment	92,400	Appropriate funding for Operating Expenses FY 2024 Carryforward
Baptisit CDBG Match	500,000	Appropriate funding for Operating Expenses FY 2024 Carryforward
Cervantes/Pace CDBG Match	150,000	Appropriate funding for Operating Expenses FY 2024 Carryforward
Westside Infrastructure	603,735	Appropriate funding for Operating Expenses FY 2024 Carryforward
PFP- American Creosote- Land Acq	100,000	Increase Appropriation for Capital Outlay FY 2024 Carryforward
Alice Day Williams Daycare	283,000	Increase Appropriation for Capital Outlay FY 2024 Carryforward
Baptisit Redevelopment	879,000	Increase Appropriation for Capital Outlay FY 2024 Carryforward
Legion Field	766,900	Increase Appropriation for Capital Outlay FY 2024 Carryforward
FDOT West Main St Corridor	300,000	Increase Appropriation for Capital Outlay FY 2024 Carryforward
2300 W Jackson Sidewalks	79,200	Increase Appropriation for Capital Outlay FY 2024 Carryforward
2300 W Jackson Sidewalk Eng	11,770	Increase Appropriation for Capital Outlay FY 2024 Carryforward
Total Appropriations	<u>3,918,033</u>	
E. CRA SERIES 2019 CAPITAL PROJECTS FUND		
Fund Balance	<u>4,468,585</u>	Increase appropriated fund balance
Appropriations		
Urban Core		
Capital Outlay		
HASTAG	539	Increase Appropriation for Capital Outlay FY 2024 Carryforward
Jefferson EGD Streetscape	18,750	Increase Appropriation for Capital Outlay FY 2024 Carryforward
HASTAG PH I Construction	4,316,956	Increase Appropriation for Capital Outlay FY 2024 Carryforward
HASTAG PH I ENG Fees	129,384	Increase Appropriation for Capital Outlay FY 2024 Carryforward
Skate Park Loo	761	Increase Appropriation for Capital Outlay FY 2024 Carryforward
N Palafox Loo	762	Increase Appropriation for Capital Outlay FY 2024 Carryforward
CMP Day Marina	1,433	Increase Appropriation for Capital Outlay FY 2024 Carryforward
Total Appropriations	<u>4,468,585</u>	